

# Everybody's Farm

## Mason, OH



Named for the radio show broadcast from this site from 1941 to the 1960's, Everybody's Farm exemplifies Bayer Becker's multi-disciplinary design and project management capabilities. The 44 acre mixed use site design integrates sustainable technologies with public space. Educational stopping places are integrated into the pedestrian environment highlighting the hydrology and the ecological restoration of the site for visitors. A central pedestrian green will offer visitors a place for resting, outdoor dining and gathering, and will provide historical information on the farm and its iconic radio show.

Bayer Becker tailored the public infrastructure to meet the needs of the outlot developments, while maintaining the flexibility to serve future tenants. Public improvements, including roadway and utilities, were funded through Tax Increment Financing (TIF) and Bayer Becker assisted with TIF budget coordination as well as public/private development issues.

Identification of cost saving measures were critical to the success of this project. For Everybody's Farm, removing a water main connection, utilizing an existing regional basin to address the city's storm water quantity requirements, and coordinating our design with Duke Energy to identify the most efficient electric service layout are just a few of the examples. Sustainable efforts that will save future operating costs include restoration of a native stream environment, rain gardens and exfiltration trenches.

Bayer Becker's experience with challenging projects and our relationship with the city assured our client, and helped to move the project forward quickly. The ability to create and implement a unique design, while coordinating a TIF development, required Bayer Becker to meet tough deadlines, and produce accurate plans to successfully deliver this project.



### Project Stats

<b>Client:</b>	Henkle Schueler
<b>Location:</b>	Mason, OH
<b>Year:</b>	2011
<b>Market:</b>	<a href="#">Mixed Use</a>
<b>Project Size:</b>	40.00 Acres

## Services Provided:

### SURVEYING SERVICES

3D Modeling for Machine Control  
Boundary Surveys  
Construction Layout & Staking  
Easement Exhibits & Descriptions  
Legal Descriptions  
Location Surveys  
Record Plans  
Right-of-way Surveys & Drawings  
Topographic Surveys  
Utility As-Built & Record Drawings

### CIVIL ENGINEERING SERVICES

Bidding Assistance  
Construction Administration  
Earth Retaining Structures  
Erosion Control Planning, Permitting & Inspection  
Ex-filtration Trench  
Foundation Design  
Grading & Earthwork Analysis  
Hydrologic & Hydraulic Analysis  
Storm Water Collection System  
Storm Water Control Facilities  
Structural Site Amenities  
Waste Water Infrastructure  
Water Supply Infrastructure

### TRANSPORTATION ENGINEERING SERVICES

Access Management Plans  
Intersection Design  
Maintenance of Traffic Plans  
Roadway Design  
Sight Distance Studies  
Signing & Striping Plans  
Street Rehabilitation

### LANDSCAPE ARCHITECTURE & PLANNING SERVICES

Bio-retention Cell  
Community Identity Design  
Due Diligence Research  
Market Graphics  
Master Planning  
Park and Recreation Planning and Design  
Planting Plans  
Preliminary Budgeting - Final Cost Estimating  
Rain Gardens  
Site Furnishing Selection  
Site Planning  
Zoning consultation